

RA3

**UNAPPROVED MEETING MINUTES  
CITY OF MILPITAS**

**Meeting Minutes:** *Regular Meeting of the Redevelopment Agency  
(Including Joint Meeting with the City Council)*

**Date:** **Tuesday, September 20, 2005**

**Time:** **7:00 PM**

**Location:** **City Hall Council Chambers, 455 E. Calaveras Blvd.**

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**JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL MEETING**

**RA1.** Mayor/Agency Chairman Esteves called to order the regular meeting of the Milpitas  
**CALL TO ORDER** Redevelopment Agency, meeting jointly with the City Council, at 8: 38 PM.

**RA2.** PRESENT: Mayor/Chair Esteves, Vice Mayor/Vice Chair Gomez, and Agency/  
**ROLL CALL** Councilmembers Livengood and Polanski

Ms. Giordano stepped out of the Council Chambers at 8:38 PM.

**RA3.** MOTION to approve the Redevelopment Agency minutes of September 6, 2005,  
**MINUTES** including joint meeting with the City Council, as submitted.

Motion/Second: Agency/Councilmember Livengood / Vice Chair/Vice Mayor Gomez

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Giordano)

**RA4.** MOTION to approve the agenda and consent calendar items, as submitted.  
**AGENDA AND CONSENT**  
**CALENDAR** Motion/Second: Agency/Councilmember Livengood / Agency/Councilmember Polanski

Motion carried by a vote of: AYES: 4  
NOES: 0  
ABSENT: 1 (Giordano)

Ms. Giordano returned to the Chambers at 8: 42 PM.

**RA5 Review, Discuss And** City Engineer Greg Armendariz provided an overview of the project area and distributed a  
**Provide Staff Direction On** copy of the noted MOU. Shown on screen was the location of the proposed County  
**The Memorandum Of** Health center relative to the soon-to-be-constructed new Milpitas Library. According to  
**Understanding Between The** the MOU, the County would pay almost \$2 million for the parcel.  
**Milpitas Redevelopment**

**Agency, The City Of Milpitas,** Staff was responding to Council comments during its last two meetings over concerns for  
**And The County Of Santa** the future shared parking structure. The MOU document was described as a "preliminary  
**Clara For The Development** approach."  
**Of A Health Center And**

**Related Parking** New cost estimates for the parking garage might go as high as \$10 million at this point,  
not the \$6.9 million estimated at time of the MOU last year (9/7/04).

The City Engineer reviewed what the County and the City agreed to pay, per the MOU.  
As high as \$41,000 per stall was now the cost estimate for parking, up significantly from

\$25,000 in the first estimate last year. On 9/26/05, the County staff was scheduled to present this issue to the Board of Supervisors.

Vice Mayor Gomez thought the County's goal was to provide a facility for residents in Milpitas, Sunnyvale and north San Jose. He questioned why the county might now consider a downtown site for the health center.

Mayor Esteves was concerned for the medical clinic being placed elsewhere. The County was committed to providing service at a clinic in Milpitas.

#### RA 5

Councilmember Livengood had talked with Supervisor Jim Bell last week. Supervisor Bell said the County never wanted to be in a garage, as it was too expensive. Mr. Livengood was concerned that Milpitas citizens would have to pay the majority of the costs. He stated that the County wanted to come to Milpitas. He then itemized the problems with the existing MOU from his point of view:

1. MOU was silent on the cost of land for the parking garage site, so it appears County doesn't want to pay market rate for the land,
2. A cap on the amount per space at \$25,000 per parking space,
3. MOU was not a binding document, as noted in the MOU in many places

Councilmember Livengood wanted to express the best way to live up to the commitment to serve Milpitas residents. The current deal doesn't work, and it was necessary to have the City work with the County to find a facility with at-grade parking. Then, he suggested the use of the City-owned land for another purpose in the future. It was his understanding that there was 6 or 7 million sq. ft. of space currently on the market.

Mayor Esteves commented that he wanted to pursue equitable assistance from the County for medical services in Milpitas.

Motion: to instruct staff to go back to the County to: 1) impress upon them to live up to the agreement for a health facility in Milpitas, 2) indicate that the signed 2004 MOU was no longer prudent, and, 3) stand ready with the City and the City Council to find a location for a health facility in Milpitas with at-grade parking.

Motion/Second: Agency/Councilmember Livengood / Agency/Councilmember Polanski

Motion carried by a vote of:

AYES: 5

NOES: 0

#### RA6 Unaudited Financial Status Report for Fiscal Year Ended June 30, 2005

Finance Director Emma Karlen discussed end of the fiscal year revenues. She displayed the categories of Financing Sources. Total revenue was below the budgeted amount by \$1.2 million, accounting for the fact there was a transfer from Redevelopment funds to the City (for balancing FY 04-05).

Some savings have been realized from salaries and wages, some from contractors and supplies. Use of the reserve funds at \$5.13 million, was less than earlier budgeted amount of anticipated \$7.22 million. The reserve funds would remain intact at the end of the current FY. It was presently a reserve total of \$16.88 million.

Mayor Esteves inquired what were the revenues ? With the 2% Transient Occupancy Tax, he noted only \$800,000 in revenue. Ms. Karlen responded that \$4 million was the total RDA revenue (actually \$5 million was collected, with 80% allocated to the General Fund and the rest allocated to the library).

Motion: Note receipt and file the report from the Finance Director.

Motion/Second: Vice Chair/Vice Mayor Gomez / Agency/Councilmember Giordano

Motion carried unanimously by a vote of:

AYES: 5

NOES: 0

**\*RA7 Authorize the City Engineer to Execute a Contract Change Order and Approve Budget Appropriation: Interim Senior Center Re-roofing Project No. 8135**

1. Authorized the City Engineer to Execute Contract Change Order with Western Roofing not to exceed \$25,000, with a \$10,000 contingency.
2. Approved budget appropriation of \$25,000 from the Redevelopment Agency Tax Increment fund to Project 8135.

**\*RA8 Approve New Capital Improvement Program Project and Budget Appropriation for Senior Center, Project No. 8176**

1. Approved new CIP Project 8176 Senior Center 2005
2. Appropriated \$2,300,000 to the Senior Center project 8176 from the 2003 RDA Tax Allocation Bonds.

**\*RA9 Approve Plans and Specifications and Authorize Advertisement for Bid Proposals: Demolition Of Winsor Blacksmith Shop and Other Buildings On 86-116 North Main Street East Garage Land Acquisition & Site Preparation, Project Nos. 8154 & 8169**

1. Approved plans and specifications for the demolition at Winsor Blacksmith Shop and other buildings on 86-116 North Main Street, subject to approval at public hearing.
2. Authorized advertising for bid proposals for the Projects.

**\*RA10 Authorize the City Manager To Execute an Agreement: Carey & Company, Inc., Architecture For Mitigation Plan for Winsor Blacksmith Shop and Other Buildings: North Main Street Development Environmental Impact Report (EIR) Cultural Resources Mitigations, Project No. 8169**

1. Authorized the Agency Executive Director/City Manager to execute the agreement with Carey & Company, Inc. Architecture, in the amount of \$20,000, subject to approval as to form by the City Attorney.
2. Approved plans and specifications for the demolition at Winsor Blacksmith Shop and other buildings on 86-116 North Main Street, subject to approval at public hearing.

**\*RA11 Approve Plans and Specifications and Authorize the Advertisement for Bid Proposals and Approve Agreement with PG&E: North Main Street Utility Improvements, Project No. 8153**

1. Approved plans and specifications for the project.
2. Authorized advertising for bid proposals.
3. Authorized the Agency Executive Director/City Manager to execute the agreement with PG&E and pay the associated \$315,194.16 fee to PG&E.

**\*RA12 Authorize City Manager To Execute Agreement Amendment: West Yost & Associates, Main Sewage Pump Station Improvements, Project No. 6079**

Authorized the Agency Executive Director/City Manager to execute an agreement amendment with West Yost & Associates, in the amount of \$167,200, subject to approval as to form by the City Attorney.

**RA 13.  
ADJOURNMENT**

Chair/Mayor Esteves adjourned the Redevelopment Agency meeting at 9:10 PM.

Respectfully submitted,

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Mary Lavelle  
Agency Secretary / City Clerk